

PROJECT INFORMATION

DESCRIPTION:

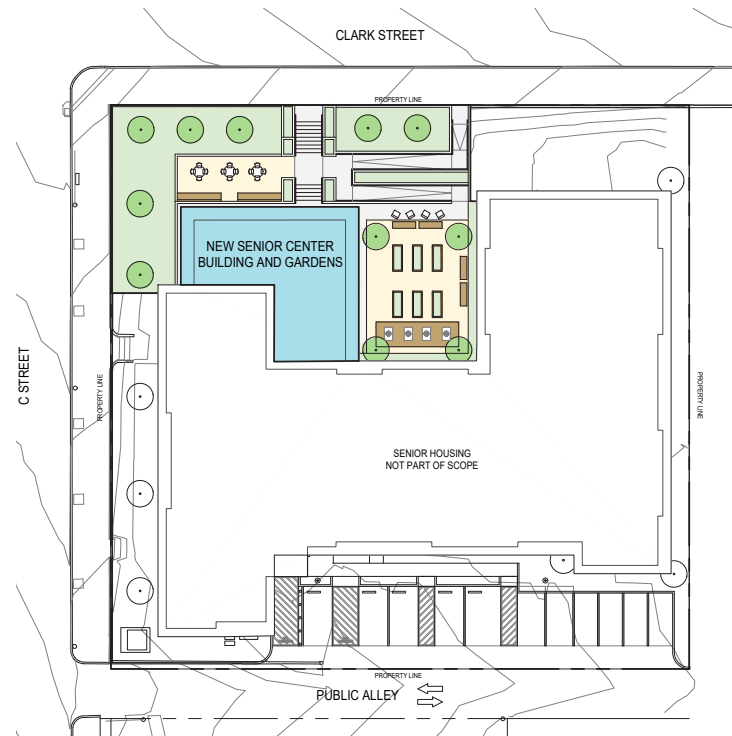
NEW SENIOR CENTER AND GARDENS ADJACENT TO AFFORDABLE SENIOR APARTMETNS. IMPROVMENTS INCLUDE A +/- 1,600 SF COMMUNITY BUILDING WITH OFFICES, RESTROOM, KITCHENETTE, AND GATHERING SPACES. +/- 6,000 SF OF PROGRAMMED OUTDOOR SPACE AND GARDENS.

PROJECCT REQUIREMENTS:

1. EXTERIOR MATERIALS: TPO ROOFING, FIBER CEMENT BOARD SIDING, ANNODIZED STOREFRONT SYSTEM AND ALUMINUM CASEMENT WINDOWS
2. FRAMING SYSTEM: MODULAR STEEL STUD PANELS
3. FOUNDATION: CONCRETE SLAB ON GRADE
4. ELECTRICAL SYSTEM: ALL ELECTRIC BUILDING AND LED LIGHTING
5. HVAC: DUCTED PACKAGE SYSTEM
6. INSULATION: R-38 CEILING, R-21 EXTERIOR WALLS, R-15 INTERIOR WALLS
7. INTERIOR MATERIALS: ACOUSTIC CEILING AND DRYWALL AT COMMUNITY SPACES, VINYL PLANK FLOORING
8. SITE IMPROVEMENTS: ADA RAMP AND SIDEWALKS, (N) IRRIGATION SYSTEM, COMMUNITY GARDE, OUTDOOR EXERCISE EQUIPMENT, MULTIPLE SEATING AND GATHERING AREAS.
9. NEW INTERIOR AND EXTERIOR FURNITURE AND FURNISHINGS.



PROJECT SITE



SITE PLOT PLAN



PROPOSED PROJECT VIEWS

EXISTING CONDITIONS



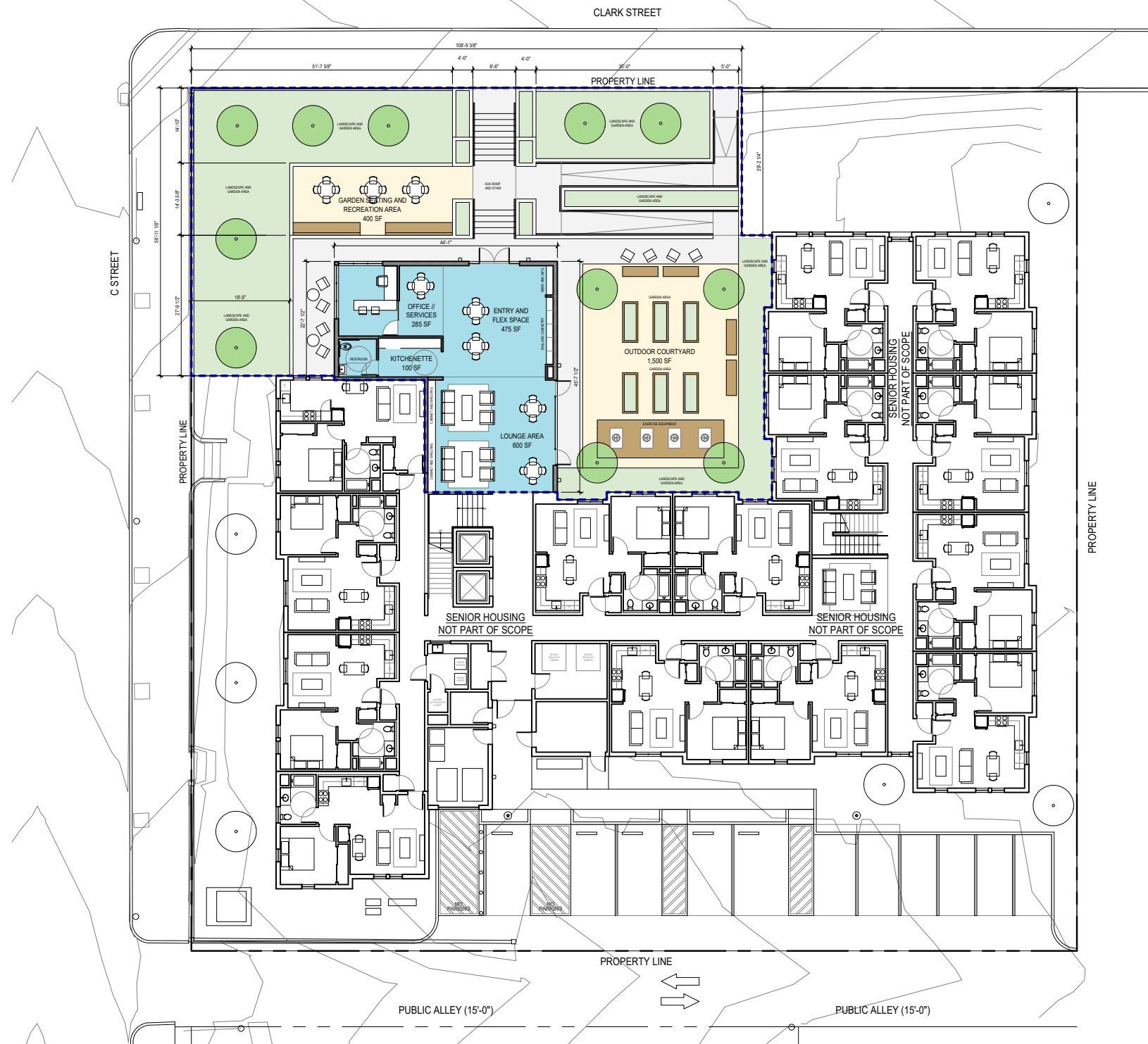
SITE PLAN NOTES

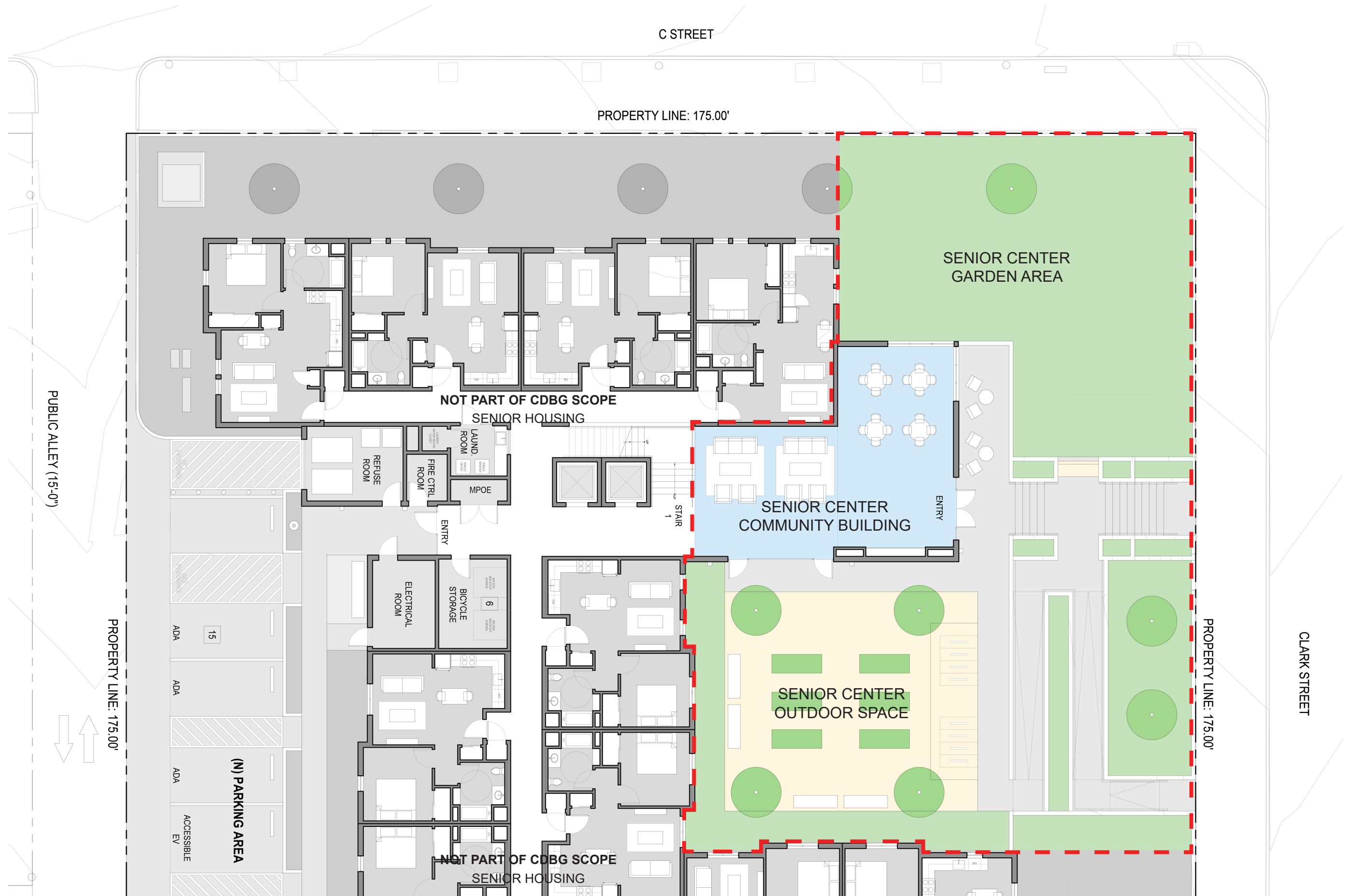
1. SITE LIGHTING
 - A. SITE LIGHTING SHOWN SCHEMATICALLY, FINAL LIGHTING DESIGN TO BE DEVELOPED FOR BUILDING PERMIT SUBMITTAL TO MEET CITY ZONING STANDARDS INCLUDING:
 - I. SECTION 155.308.050 - OUTDOOR LIGHTING REQUIREMENTS
 - II. SECTION 155.324.060 (I) - PARKING LOT LIGHTING REQUIREMENTS
 - III. SEE KEYNOTES 12 FOR MORE INFORMATION

2. WASTE STORAGE
 - A. WASTE STORAGE AREA TO MEET CITY ZONING STANDARDS SECTION 155.308.070

3. DRIVEWAY STANDARDS
 - A. NEW DRIVEWAYS AND CURB CUTS TO MEET CITY SIDEWALK STANDARDS AND SECTION 155.324.060.A

4. LANDSCAPE AND PLANTING
 - A. LANDSCAPE AREAS SHOWN CONCEPTUALLY, ALL LANDSCAPING TO MEET CITY ZONING STANDARDS SECTION 155.328 INCLUDING:
 - I. NATIVE PLANTS - AT LEAST 75%, BY COUNT, OF ALL NEW IN-GROUND SHRUBS, GROUNDCOVER, AND TREES WILL INVOLVE ONLY THE USE OF SPECIES NATIVE TO EUREKA AS LISTED BY THE CALIFORNIA NATIVE PLANT SOCIETY, WITH THE REMAINDER BEING NONCOMPETING EXOTIC SPECIES.





SENIOR CENTER - PLAN DIAGRAM

